

# whiteley helyar



1,613ft<sup>2</sup>



3 bedrooms



bathroom &  
cloakroom



garage and further  
parking

Guide Price                      £600,000

11 Bennetts Road, Bath, BA1 7AW

A spacious and well maintained detached bungalow with a large attic room in this convenient and popular location, enjoying the most wonderful widespread views over the adjacent open countryside.

### ACCOMMODATION

2 double bedrooms	excellent attic bedroom (with proper staircase)
bathroom	large sitting room
24' kitchen/dining room	conservatory/utility
cloakroom	extensive undercroft/workshop
gas fired heating and solar panels	double glazing

### EXTERNALLY

The property stands in good sized, delightful gardens, principally to the rear and backing on to the field behind. They are enclosed, laid to lawn with a variety of ornamental shrubs and bushes, a detached greenhouse and pond. There are a number of seating areas to take account of the fantastic aspect, together with a useful undercroft store/workshop. Single garage with hardstanding in front and rear opening to access the inspection pit and park an additional vehicle.

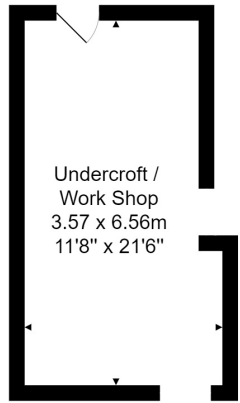
### LOCATION

The property is well positioned in this sought after no through road on the eastern side of the city. On the edge of Larkhall, the amenities of in the 'village' are within easy reach, whilst Alice Park is just down the road - with its wonderful facilities and café. Beautiful walks through nearby countryside and up Solsbury Hill are close at hand, the city centre is only 1½ or so miles away (with its vast array of shops and amenities) and swift, easy access to the M4 is available without having to cross Bath.



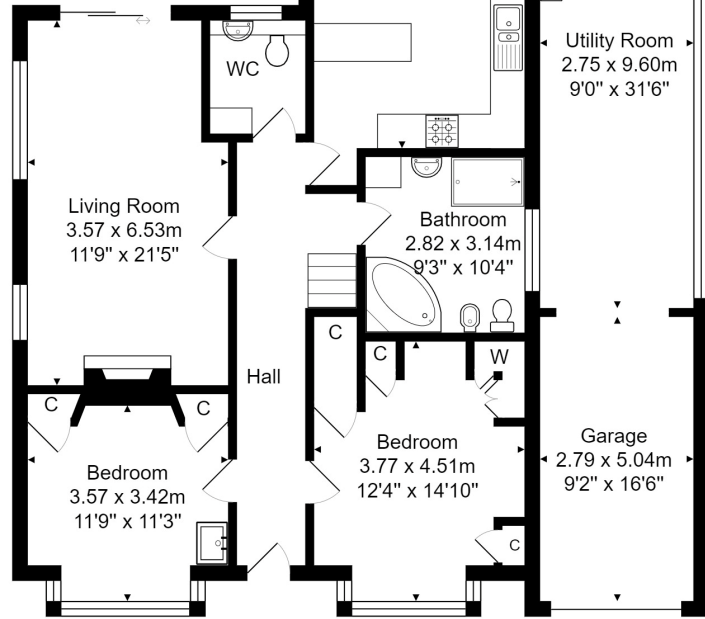


**Tenure: Freehold**  
**Council Tax Band: 'E' £2,575.27**



Undercroft /  
 Work Shop  
 3.57 x 6.56m  
 11'8" x 21'6"

Undercroft  
 Area: 21.3 m<sup>2</sup> ... 229 ft<sup>2</sup>



Living Room  
 3.57 x 6.53m  
 11'9" x 21'5"

Kitchen / Diner  
 3.78 x 6.61m  
 12'5" x 21'8"

Utility Room  
 2.75 x 9.60m  
 9'0" x 31'6"

Bathroom  
 2.82 x 3.14m  
 9'3" x 10'4"

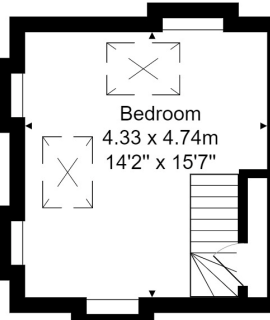
Hall

Bedroom  
 3.57 x 3.42m  
 11'9" x 11'3"

Bedroom  
 3.77 x 4.51m  
 12'4" x 14'10"

Garage  
 2.79 x 5.04m  
 9'2" x 16'6"

Ground Floor  
 Area: 149.9 m<sup>2</sup> ... 1613 ft<sup>2</sup>



Bedroom  
 4.33 x 4.74m  
 14'2" x 15'7"

First Floor  
 Area: 21.4 m<sup>2</sup> ... 231 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness

